

***Town of Somers
Zoning Board
Public Hearing 7/7/14
7:00 Town Hall***

I. CALL TO ORDER

The meeting was called to order at 7: 00 p.m. by Chairperson Jill Conklin. In attendance were Vice-Chairperson Karl Walton, Secretary Dan Fraro, and member Paige Rasid as well as building official, John Collins.

II. PUBLIC HEARING

- A. Application of Green Carpet Lawn Care, LLC, 216 Field Road for a zone change at 210 Field Road
Change portion of property currently in A-1 zone to I zone, the current zone for the remainder of the parcel.

John Parks spoke on behalf Joseph and Nancy Baj. Mr. Parks outlined his research and reasoning concerning the property and the zone lines. Mr. Parks stated that 6.05 acres are zoned A-1 on the assessor's card, which conflicts with the GIS mapping system. This conflict caused 1.5 acres discrepancy where wetlands lie in between the area zoned industrial and land that is zoned residential. Green Carpet Lawn Care seeks to "align" the property line with the zone line. Mr. Parks stated that he had presented such matters in this town in the past, but felt this was a particularly complicated case. *Chairperson Jill Conklin inquired from the audience as to anyone interested in speaking in favor or against.*

Speaking For – None

Speaking Against;

- Ray Somerville speaking on behalf of John Sessa
180 Field Road, Somers, CT

Mr. Somerville spoke about the percentage of the wetlands on the property in terms of industrial usage and the potential impact on the wells of neighboring properties. Specifically, a property zoned industrial will always be zoned such, and there was concern a future industry could impact nearby shallow wells through contamination. Mr. Somerville also stated that there is already land there appropriately zoned industrial.

- John Sessa
180 Filed Road, Somers, CT

Mr. Sessa spoke about the history of past residents, and how there has been long standing concern about his well and his Christmas tree business, as irrigation that comes from a brook is next to the wetland in question. However, his biggest concern is the shallow well that supplies his house with water that is near the property in question.

Mr. Parks asked if he could address these new concerns.

- John Parks spoke to the concern of contamination. Additionally, he stated that the business is compliant with several environmental regulations, and this board, not being the Conservation or Planning Board, should only concern themselves with the specifics of the application.

Chairperson Conklin asked the audience again if there were any others who wanted to speak, then asked for a motion to close the hearing pertaining to Green Carpet Lawn Care. Vice-Chairperson Karl Walton made the motion, seconded by member Paige Rasid, to close the public hearing; part (A).

All in favor, motion carried

B. Application for renewal of Special Use Permit: Bruce E Wood

223 Wood Road, Somers, CT

Conduct an earth removal and filling operation at 263 Wood Road, Somers, CT

Joe Ussery, from JR Russo and Associates, presented a map to members showing the configuration of the property and stated the bond estimate was \$56,856. Building Official John Collins shared that town engineer, Jeff Bord, had inspected the sight and that the Planning board approved the special use permit. Chairperson Jill Conklin asked the audience if anyone wanted to speak for or against this application.

Speaking For – None

Speaking Against;

- Mark Burgdud

163 Hampden Road, Somers, CT

Chairperson Conklin asked if there were any others interested in speaking for or against. Vice-Chair Walton made a motion, seconded by member Rasid, to close the public hearing portion of the hearing at 7:39 p.m.

All in favor, motion carried

III. MINUTES APPROVAL (06/16/14)

Members reviewed minutes. Member Paige Rasid made a motion, seconded by Secretary Dan Fraro, to approve and accept the minutes as written.

All in favor, motion passed

IV. NEW BUSINESS

NONE

V. OLD BUSINESS

A) Application of Green Carpet Lawn Care, LLC, 216 Field Road for a zone change at 210 Field Road

Change portion of property currently in A-1 zone to I zone, the current zone for the remainder of the parcel.

Members looked at, and requested additional maps to clarify the application request. Vice-Chair Walton asked about where the driveway is located. Members conferred over the maps and measured what appeared to be a 100' wetland buffer, with approximately 50 feet that appears to be a concern. Chairperson Conklin mentioned her difficulty viewing the maps with insufficient labels; specifically it was unclear which property was which and whether a lot reconfiguration was a better way to approach this. Vice-Chair Walton noted that the property currently is not conforming by having a residential building in an industrial zone. Vice Chairperson stated a potential lot reconfiguration that may solve the issue.

Vice-Chairperson Walton made a motion in the affirmative, to vote on the application of changing a portion of the property currently in A-1 zone to I zone, with no one seconding.

The application was continued to the next regular meeting.

B) Application for renewal of Special Use Permit: Bruce E Wood,

223 Wood Road, Somers, CT

Conduct an earth removal and filling operation at 263 Wood Road, Somers, CT

Secretary Dan Fraro made a motion, seconded by member Paige Rasid to approve the Special Use Permit.

All in favor, motion carried

VI. STAFF/COMMISSION RESPORTS

a) ZEO activity

John Collins informed members that the RV on 24 Farmlea Drive has been relocated.

B) Definition of commercial vehicle

John Collins shared with members a definition of a commercial vehicle from the town of Canton, CT. Members discussed.

VII. CORRESPONDENCE AND BILLS

None

VIII. ADJOURNMENT

Chairperson Jill Conklin made a motion, seconded by member Paige Rasid, to adjourn the meeting at 8:15 p.m.

All in favor, motion carried

Respectfully Submitted,

Stephanie Benson

Recording Secretary